

EVALUATION OF PROPOSED NEEDS PROJECT
BARBOUR COUNTY

REPORT PREPARED BY:
SCHOOL BUILDING AUTHORITY OF WEST VIRGINIA

DECEMBER 2015

PROJECT ABSTRACT

Barbour County is requesting SBA funding in an amount of up to \$4,593,322 and will be providing \$2,359,200 in local funds, for a total of \$6,952,522. These funds will be used on energy management upgrades and HVAC controls that will result in substantial energy savings at the seven schools involved.

INTRODUCTION

This evaluation was performed by the SBA staff at the request of the School Building Authority of West Virginia. The Needs Project Review Summary Sheet provided by Barbour County for the affected building(s) was reviewed and incorporated into this report.

After reviewing these documents, an on-site meeting was held with Joyce VanGilder and Glen Sweet on April 16, 2015, June 17, 2015 and August 16, 2015 to review the submitted information. Ms. VanGilder attended the ESCO interviewing process on October 9, 2014.

All affected facilities were visited by the SBA staff and the interior and exterior conditions of each facility were examined. Photographs are provided within this report.

THE PROPOSED PROJECT

Barbour County is proposing energy management upgrades at seven schools at a cost of \$6,952,522. This project will affect 2337 students and would address many air quality and lighting issues. Two of the seven schools involved meet economies of scale guidelines. The 8th year projected enrollment for all schools are projected to be 2383. Annual savings of \$109,037 are expected as a result of this project. A cost avoidance of \$67,791 is expected as a result of this project. The educational environment will improve as a result of these upgrades and renovations. Once completed, adequate space for projected enrollment will be provided in all seven facilities. Student travel time will not be affected by this project.

EXISTING BUILDING EVALUATION

Belington Elementary School

- Grade Configuration: PK-4
- Number of Classrooms: 16
- 2nd Month Enrollment: 330
- Building Utilization: 85%
- Site Size: 5 acres
- Site Access: Adequate
- Site Adequacy: Adequate
- Parking Adequacy: Adequate
- Building sq/ft: 29,708
- Number of Additions: 1
- HVAC System: Multi-zone Gas Roof Top Units
- Restroom Facilities: Average
- Food Service Facilities: Average
- On-site Review Conducted:
 - Fire Safety Deficiencies Y
 - Sanitation Reports --
 - State Board of Risk/Insurance --
 - DNR --
- Overall Condition of the Building: Good

EXISTING BUILDING EVALUATION

Belington Middle School

- Grade Configuration: 5-8
- Number of Classrooms: 17
- 2nd Month Enrollment: 285
- Building Utilization: 63%
- Site Size: 3 acres
- Site Access: Limited
- Site Adequacy: Fair
- Parking Adequacy: Fair
- Building sq/ft: 47,784
- Number of Additions: 1
- HVAC System: Electric Multi-zone Roof Top Unit Heat Pump w/Aux. Heat
- Restroom Facilities: Average
- Food Service Facilities: Average
- On-site Review Conducted:
 - Fire Safety Deficiencies Y
 - Sanitation Reports --
 - State Board of Risk/Insurance Y
 - DNR --
- Overall Condition of the Building: Good

EXISTING BUILDING EVALUATION

Junior Elementary School

- Grade Configuration: PK-4
- Number of Classrooms: 8
- 2nd Month Enrollment: 122
- Building Utilization: 64%
- Site Size: 4 acres
- Site Access: Limited
- Site Adequacy: Adequate
- Parking Adequacy: Adequate
- Building sq/ft: 18,653
- Number of Additions: 1 (2010)
- HVAC System: Gas Roof Top Unit
Heat Pump
- Restroom Facilities: Average
- Food Service Facilities: Average
- On-site Review Conducted:
 - Fire Safety Deficiencies Y
 - Sanitation Reports --
 - State Board of Risk/Insurance Y
 - DNR --
- Overall Condition of the Building: Good

EXISTING BUILDING EVALUATION

Kasson Elementary/Middle School

- Grade Configuration: PK-8
- Number of Classrooms: 13
- 2nd Month Enrollment: 216
- Building Utilization: 69%
- Site Size: 5 acres
- Site Access: Adequate
- Site Adequacy: Adequate
- Parking Adequacy: Adequate
- Building sq/ft: 45,815
- Number of Additions: 0
- HVAC System: Electric Roof Top Unit
- Restroom Facilities: Average
- Food Service Facilities: Average
- On-site Review Conducted:
 - Fire Safety Deficiencies Y
 - Sanitation Reports Y
 - State Board of Risk/Insurance Y
 - DNR --
- Overall Condition of the Building: Good

EXISTING BUILDING EVALUATION

Phillip Barbour High School

- Grade Configuration: 9-12
- Number of Classrooms: 34
- 2nd Month Enrollment: 696
- Building Utilization: 75%
- Site Size: 135 acres
- Site Access: Adequate
- Site Adequacy: Adequate
- Parking Adequacy: Adequate
- Building sq/ft: 217,450
- Number of Additions: 3
- HVAC System: Gas Multi-zone Roof Top Unit
- Restroom Facilities: Average
- Food Service Facilities: Average
- On-site Review Conducted:
 - Fire Safety Deficiencies Y
 - Sanitation Reports --
 - State Board of Risk/Insurance Y
 - DNR --
- Overall Condition of the Building: Good

EXISTING BUILDING EVALUATION

Philippi Elementary School

- Grade Configuration: PK-4
- Number of Classrooms: 18
- 2nd Month Enrollment: 390
- Building Utilization: 89%
- Site Size: 11.1 acres
- Site Access: Adequate
- Site Adequacy: Adequate
- Parking Adequacy: Adequate
- Building sq/ft: 46,300
- Number of Additions: 1
- HVAC System: Gas Multi-zone Roof Top Unit
- Restroom Facilities: Average
- Food Service Facilities: Average
- On-site Review Conducted:
 - Fire Safety Deficiencies Y
 - Sanitation Reports --
 - State Board of Risk/Insurance Y
 - DNR --
- Overall Condition of the Building: Good

EXISTING BUILDING EVALUATION

Philippi Middle School

- Grade Configuration: 5-8
- Number of Classrooms: 19
- 2nd Month Enrollment: 328
- Building Utilization: 64%
- Site Size: 8 acres
- Site Access: Adequate
- Site Adequacy: Adequate
- Parking Adequacy: Adequate
- Building sq/ft: 55,400
- Number of Additions: 0
- HVAC System: Electric Multi-zone Roof Top Unit
- Restroom Facilities: Average
- Food Service Facilities: Average
- On-site Review Conducted:
 - Fire Safety Deficiencies Y
 - Sanitation Reports --
 - State Board of Risk/Insurance Y
 - DNR --
- Overall Condition of the Building: Good

PROJECT STATUS

Listed below are project activities that have been completed to date.

- Barbour County has contracted with Wendle Energy to provide energy management solutions throughout Barbour County.
- Barbour County has previously replaced equipment and units as needed. These items have been removed from the scope where applicable.

PROJECT COMMENTS

- The seven schools involved will have the HVAC equipment replaced. These schools serve the largest portion of Barbour County's student population. Five schools require unit replacement in part or entirety and all schools need direct digital controls.
- The energy savings project also includes upgrading the existing fluorescent lighting fixtures with new energy efficient LED fixtures in all schools in Barbour County.
- As proposed, SBA funding for this project would be used for replacement of the HVAC equipment in seven buildings. Barbour County funding will be used for lighting upgrades at all facilities.

COUNTY'S PROPOSED FINANCE PLAN

	County Proposal
SBA Funds	\$4,593,322
Local Funds	\$2,359,200
PROJECT TOTAL:	\$6,952,522

Bonding Capacity: \$34,688,079 Available Bonding Capacity: \$34,688,079
Excess Levy Capacity: \$ - 0 - Available Levy Capacity: \$ 5,162,307

HISTORY OF SBA FUNDING

- **Net:** \$ 1,182,093.33
- **Need:** \$13,811,222.21
- **MIP:** \$ 1,797,503.20
- **Emergency:** \$ 1,373,845.79
- **School Safety:** \$ 280,636.44

- **Total Allocations:** \$18,445,300.97

NEEDS PROJECT(S)

Philip Barbour HS - Roof
Philippi ES - Renovations
New Philip Barbour HS
New Philip Barbour SF&E
Kasson ES/MS - Renovations
Junior ES – A/R